



## Town Centre

Flat 1, 12 Gratwicke Road, Worthing, West Sussex, BN11 4BH

**Asking Price £180,000** Leasehold

Michael  
**Jones**  
& Company

- New 999 lease on completion
- Share of Freehold
- Ground Floor Flat
- Town Centre Location
- West Facing Lounge
- Chain Free
- 0.1 Miles to Seafront

## Location

Gratwicke Road is situated in the heart of Worthing town centre. Being within walking distance to a comprehensive range of shopping facilities, amenities, bars and restaurants, seafront, promenade and mainline railway station.

### Communal Entrance Hall

With door to:

### Entrance Hall

Airing cupboard, walk in storage cupboard, carpeted flooring.

### Lounge

12'5" x 11'8" (3.78m x 3.56m) Double glazed window, two radiators, carpeted flooring.

### Kitchen

8'8" x 6'7" (2.64m x 2m) Laminate work surface with inset sink drainer unit, cupboards and drawers under, space for washing machine and fridge, built in oven with four ring gas hob, eye level wall cabinets, extractor fan, breakfast

bar, laminate flooring, part tiled walls.

### Bedroom One

15'7" x 9'7" (4.75m x 2.92m) Two double glazed windows, radiator, carpeted flooring, access to loft via hatch.

### Bedroom Two

11'4" (3.45) x 8'8" (2.64) Narrowing to 5'6" (1.68) Double glazed window, radiator, carpeted flooring.

### Bathroom

White suite comprising pannelled bath with shower attachment and mixer taps, wash hand basin, low level WC, fully tiled walls, extractor fan.

### Outside

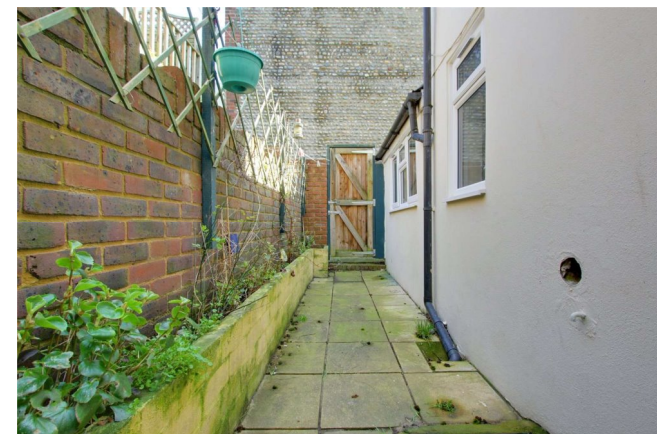
#### Courtyard Style Rear Garden

Paved, raised flower and shrub borders, rear access gate.

## Viewing

Strictly by appointment through Michael Jones & Company.

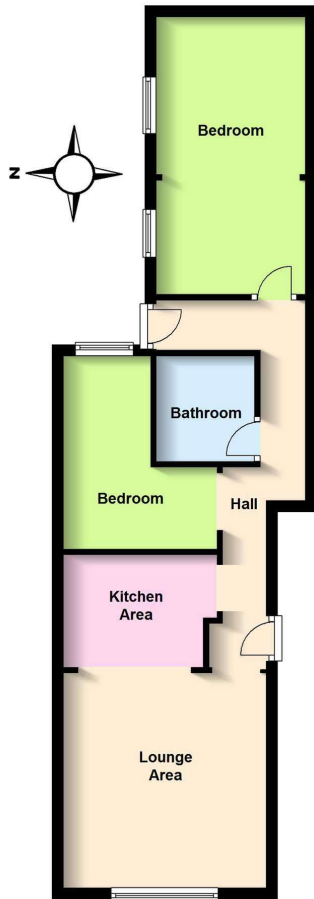
All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings.





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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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